

1 BILL NO. R-86-06-04

2 DECLARATORY RESOLUTION NO. R-51-86

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1 for property commonly known as  
7 4901, 4903 and 4907 Speedway Drive,  
8 Fort Wayne, Indiana 46825. (Michael E.  
9 & Rebecca A. Byerley and/or BMRR Pro-  
10 perties Corp., Petitioner).

11 WHEREAS, Common Council has previously designated by  
12 Declaratory Resolution the following described property as an  
13 "Economic Revitalization Area" under Division 6, Article II,  
14 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
15 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

16 4901 Speedway Drive

17 The East 157.5 feet of the East  
18 315 feet of the North 175 feet  
19 of the South 523 feet of Block  
20 8 SPEEDWAY ADDITION, SECTION  
21 II, EXCEPT the North 50 feet  
22 thereof together with an Ease-  
23 ment for ingress and egress over  
24 the North 50 feet of the East  
25 157.5 feet of the North 175 feet  
26 of the South 525 feet of said  
27 Block 8, SPEEDWAY ADDITION, SECTION  
28 II;

29 4903 Speedway Drive

30 The West 157.5 feet of the East  
31 315 feet of the North 175 feet  
32 of the South 525 feet of Block  
33 8 SPEEDWAY ADDITION, SECTION  
34 II, EXCEPT the North 50 feet  
35 thereof, together with an Ease-  
36 ment of the North 175 feet of  
37 the South 525 feet of said Block  
38 8, SPEEDWAY ADDITION, SECTION  
39 II;

40 4907 Speedway Drive

41 The West 157.5 feet of the West  
42 315 feet of the North 175 feet  
43 of the South 525 feet of Block  
44 8 SPEEDWAY ADDITION, SECTION  
45 II, including the North 50 feet  
46 thereof, together with an Easement  
47 of the North 175 feet of the  
48 South 525 feet of said Block  
49 8, SPEEDWAY ADDITION, SECTION  
50 II;



1 Page Two

2 said property more commonly known as 4901, 4903 and 4907 Speedway  
3 Drive, Fort Wayne, Indiana 46825;

4 WHEREAS, recommendations have been received from the  
5 Committee on Finance and the Department of Economic Development  
6 concerning said Resolution;

7 WHEREAS, notice of the adoption and substance of said  
8 Resolution has been published in accordance with I.C. 5-3-1 and  
9 a public hearing has been conducted on said Resolution;

10 WHEREAS, if said Resolution involves an area that has  
11 already been designated an allocation area under I.C. 36-7-14-39,  
12 the Fort Wayne Redevelopment Commission has adopted a Resolution  
13 approving the designation.

14 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
15 THE CITY OF FORT WAYNE, INDIANA:

16 SECTION 1. That, the Resolution previously designating  
17 the above described property an "Economic Revitalization Area" is  
18 confirmed in all respects.

19 SECTION 2. That, the hereinabove described property is  
20 hereby declared an "Economic Revitalization Area" pursuant to  
21 I.C. 6-1.1-12.1, said designation to begin on the effective date  
22 of this Resolution and continue for a two (2) year period. Said  
23 designation shall terminate at the end of that two (2) year period.

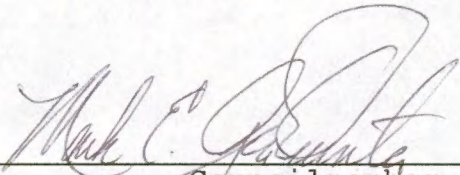
24 SECTION 3. That, said designation of the hereinabove  
25 described property as an "Economic Revitalization Area" shall  
26 only apply to a deduction of the assessed value of real estate.

27 SECTION 4. That it is the preliminary intent of Common  
28 Council to recommend a ten (10) year deduction from the assessed  
29 value of the real property. However, pursuant to I.C. 6-1.1-12.1-  
30 3(b), final determination of the length of the entitled deduction  
31 will not be made by Common Council until receipt from the County  
32 Auditor of the owner's application.

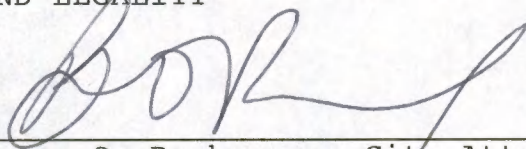


1 Page Three

2 SECTION 5. That this Resolution shall be in full force  
3 and effect from and after its passage and any and all necessary  
4 approval by the Mayor.

5   
6 \_\_\_\_\_  
7 Councilmember

8 APPROVED AS TO FORM  
9 AND LEGALITY

10   
11 \_\_\_\_\_  
12 Bruce O. Boxberger, City Attorney

13 FOUR STAR BOARD  
14 COMPOSITION 50% A  
15 50% COTTON BOARD



Read the first time in full and on motion by GiaQuinta, seconded by Redd, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 10th day of June, 19 86, at 7:00 o'clock P..M.,E.

DATE: 6-10-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd, seconded by GiaQuinta, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>      </u>	<u>      </u>	<u>1</u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 6-24-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 2-51-86 on the 24th day of June, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of June, 19 86, at the hour of 11:00 o'clock A..M.,E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26 day of June, 19 86, at the hour of 10- o'clock A..M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

RECEIVED  
MAY 27 1985  
ECONOMIC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

  X   Real Estate Improvements  
       Personal Property (New Manufacturing Equipment)  
       Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Michael E. & Rebecca A. Byerley and/or BMRR Properties Corp.

Address of Applicant's Principle Place of Business:

4905 Speedway Drive

Fort Wayne IN 46825

Phone Number of Applicant: (219) 482-4208

Street Address of Property Seeking Designation:

4901-4903-4907 Speedway Drive

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>    </u>
Is the project site within the flood plain?	<u>    </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>    </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>    </u>	<u>  X  </u>
Is the project site within a platted industrial park?	<u>  X  </u>	<u>    </u>
Is the project site within the designated downtown area?	<u>    </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>    </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>    </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>    </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>    </u>	<u>  X  </u>



### C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?  
Light Mfg. & Assembly

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

N/A

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land \_\_\_\_\_

## Improvements

Total

What was amount of Total Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of the proposed improvements to be made to the real estate.

4901 - 14,400 sq. ft. bld

4903 - 9,600 sq. ft. bld

4907 - 11,000 sq. ft. bld

Cost of Improvements: \$ 1,100,000.00

Development Time Frame:

When will physical aspects of improvements begin? Upon Approval

When is completion expected? June 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property:

What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 35

How many permanent jobs will be created as a result of this project?  
65

Anticipated time frame for reaching employment level stated above?  
2 yrs

What is the nature of those jobs?

Light Mfg. & Assembly

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Approximately 65 jobs will be created, 35 retained by this project

Project will help to increase tax base of Allen County

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

In what Township is project site located? Washington

In what Taxing District is project site located? Fort Wayne-Washington



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Michael E Byerley

4905 Speedway Drive

Fort Wayne IN 46825

Phone Number of Contact Person (219 ) 482-4208

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Michael E Byerley  
Signature of Applicant

May 27, 1986  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



Legal Description

4901 Speedway Drive

The East 157.5 feet of the East 315 feet of the North 175 feet of the South 523 feet of Block 8 SPEEDWAY ADDITION, SECTION II, EXCEPT the North 50 feet thereof together with an Easement for ingress and egress over the North 50 feet of the East 157.5 feet of the North 175 feet of the South 525 feet of said Block 8, SPEEDWAY ADDITION, SECTION II.

4903 Speedway Drive

The West 157.5 feet of the East 315 feet of the North 175 feet of the South 525 feet of Block 8 SPEEDWAY ADDITION, SECTION II, EXCEPT the North 50 feet thereof, together with an Easement of the North 175 feet of the South 525 feet of said Block 8, SPEEDWAY ADDITION, SECTION II.

4907 Speedway Drive

The West 157.5 feet of the West 315 feet of the North 175 feet of the South 525 feet of Block 8 SPEEDWAY ADDITION, SECTION II, including the North 50 feet thereof, together with an Easement of the North 175 feet of the South 525 feet of said Block 8, SPEEDWAY ADDITION, SECTION II.



7329

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution B-86-06-04

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property  
commonly known as 4901, 4903 and 4907 Speedway Drive, Fort Wayne,  
Indiana 46825. (Michael E. & Rebecca A. Byerley and/or BMRR Properties  
Corp., Petitioner.)

EFFECT OF PASSAGE Three buildings will be constructed (4901 - 14,400  
sq. ft. bldg.; 4903 - 9,600 sq. ft. bldg.; 4907 - 11,000 sq. ft. bldg.)  
on property that is presently vacant. Approximately 65 jobs will be  
created, 35 retained by this project; help to increase tax base of  
Allen County.  
EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,100,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-86-06-03 AND R-86-06-04 )

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 6-10-86,  
date  
designating property at 4901, 4903 and 4907 Speedwqy Drive, Fort  
Wayne, Indiana 46825. (Michael E. & Rebecca A. Byerley and/or BMRR  
Properties Corp., Petitioner)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, June 24, 1986, at 7:00 P.M.,  
date, time & place  
Common Council Conference Room 128, City-County Building, One Main  
Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.



Sandra E. Kennedy  
City Clerk





# The City of Fort Wayne

June 11, 1986

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of  
June 14, 1986, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-86-06-03 & R-86-06-04  
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from  
both newspapers.

Thank you.

Sincerely yours,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines	4
Body	number of lines	18
Tail	number of lines	2
Total number of lines in notice		24

COMPUTATION OF CHARGES

24	1	24	.300¢	7.20
lines, cents per line		columns wide equals	equivalent lines at	\$
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (50 cents for each proof in excess of two)		2 extra		1.00
TOTAL AMOUNT OF CLAIM				8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose  
Date June 14 19 86  
Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:  
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 6/14/86

Subscribed and sworn to me before this 14th day of June 19 86  
Shelley R. LaRue Notary Public  
My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
(RESOLUTIONS NO. R-86-06-03)  
AND R-86-06-04)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 6-10-86, designating property at 4901, 4903 and 4907 Speedway Drive, Fort Wayne, Indiana 46825. (Michael E. & Rebecca A. Byerley and/or BMRR Properties Corp., Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office. Common Council will conduct a public hearing on whether the above-described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, June 24, 1986, at 7:00 P.M., Common Council Conference Room 128, City-County Building, One Main Street, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation. All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines4

Body number of lines18

Tail number of lines2

Total number of lines in notice24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$ 7.20  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date June 14 19 86

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 6/14/86

Subscribed and sworn to me before this 14th day of June 19 86

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
(RESOLUTIONS NO. R-86-06-03)  
AND R-86-06-04)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 6-10-86, designating property at 4901, 4903 and 4907 Speedway Drive, Fort Wayne, Indiana 46825. (Michael E. & Rebecca A. Byerley and/or BMRR Properties Corp., Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

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If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

BILL NO. R-86-06-04

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 4901, 4903 and 4907 Speedway Drive,  
Fort Wayne, Indiana 46825. (Michael E. & Rebecca A. Byerley  
and/or BMRR Properties Corp., Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION) \_\_\_\_\_

YES

NO

Mark E. GiaQuinta MARK E. GIAQUINTA  
CHAIRMAN

Charles B. Redd CHARLES B. REDD  
VICE CHAIRMAN

Paul M. Burns PAUL M. BURNS

Janet G. Bradbury JANET G. BRADBURY

James S. Stier JAMES S. STIER

CONCURRED IN 6-24-86

SANDRA E. KENNEDY  
CITY CLERK